

PLANNING COMMISSION OF THE CITY OF ST. LOUIS

Regular Meeting – Minutes

Wednesday, February 3, 2016 at 5:30 P.M

1520 Market St – Suite 2000 – Conference Room B

Commissioners Present: Chair Dave Visintainer, Ald. Jeffrey Boyd, Patrick Brown, Rich Bradley, Michael Powers, Tracy Boaz, Denise Peeples (via telephone)

Commissioners Absent: Ald. Lyda Krewson, Jennifer Allen, Earl Strauther (3 Commission vacancies)

Staff Present: Don Roe, Dick Zerega, Roman Kordal, Adona Buford, Don Taylor; Mary Hart Burton (Zoning)

Counsel Present: David Meyer, City Counselor's Office

Guests: Patrick Bennett, Core States Group; Mike Powers, Circle K; Mike Brainer; Brandon Rothkopf, Archdiocese of St. Louis; Chris Peoples; Rose Hamilton Griffin; Sara Levin; Bill Kuehling, Thompson Coburn LLP; Larry Marks, Development Strategies; Tony Rainieri; Mark Repking, BBN, LLC; Adam Hartig, Lighthouse Development, LLC; Patrick Schuchard; Peter Sebeliski, Lawrence Group; Jonathan Ferry, SLDC

At 5:36 p.m., Director Don Roe addressed the Commissioners and informed Chair Visintainer a quorum was present. Chair Visintainer called the meeting to order asked for a motion on the minutes from the January 6, 2017 meeting. Commissioner Bradley moved to approve; Commissioner Powers seconded. The following Commissioners present voted to approve by roll call vote: Alderman Boyd, Rich Bradley, Patrick Brown, Denise Peeples, Michael Powers, and Dave Visintainer. Tracy Boaz abstained.

The Commission took up item 3, *PDA-155-04-CMP – Strategic Land Use Plan Amendment #15 – Adoption of Plan – Lighthouse St. Louis – Riverview Neighborhood (CB 9121)*. Roman Kordal presented the item. He reviewed his presentation from January. Bill Kuehling, Mark Repking and Adam Hartig were present on behalf of the project. The Commission discussed the two written comments submitted after the public hearing and the developer's response. Bill Kuehling responded to Commissioner Brown's question about the purpose of the amendment that the project is truly pending, and is designed to strike a balance between recreational use, river access, and development. Commissioner Brown expressed a concern that the development could start with a gas station and then not progress. Bill Kuehling acknowledged the development will be in phases but will be broader. A member of the audience asked if the project was going to be supported by TIF, and Mr. Kuehling responded that it was not. Don Roe explained in response to further questions that the zoning still will need to be changed, and that could be in the form of a form-based district, which will permit further controls on the nature of the development. Commissioner Boaz expressed concerns about the project's environmental implications,

including the possible gas station's impact on the nearby Mississippi and the water intake location downstream. She indicated she did not believe the City's Sustainability Plan intended to further this type of development at this type of location. Roman Kordal verified that the Commission had been informed that FEMA deemed the site is now out of the flood plain and a letter of agreement authorizing the wetlands that were eliminated under this project to be replaced with wetlands at another site. Commissioner Powers expressed a concern about the suburban nature of the development, and that the FEMA findings should be documented. The Commissioners discussed the procedural process for overall approval of the project, including the potential form-based district development and implementation. Commissioner Brown moved to approve the Resolution, noting further work would be necessary on the project to address the concerns raised by the Commissioners. Bill Kuehling noted that a potential sales tax sharing agreement with the City would also contain City-oriented protections for the project. Don Roe mentioned that Jennifer Allen, who was not available for this meeting, had submitted an email expressing concerns with the nature and siting of the development, somewhat along the same lines as Commissioner Boaz. Commissioner Powers seconded the motion, and recommended that staff should reach out to FEMA and any other pertinent government agency to verify and understand the nature of their actions. The following Commissioners present voted to approve by roll call vote: Alderman Boyd, Rich Bradley, Patrick Brown, Denise Peeples, Michael Powers, and Dave Visintainer. Tracy Boaz voted against approval of the Resolution.

The Commission took up item 8, *PDA-021-16-PRS – Demolition Decision Review from Preservation Board (2711-13 Gravois) in the Fox Park Neighborhood (CB 2069)*. Dick Zerega presented an overview of the options available to the Planning Commission under the item. The Commissioners discussed the impact of Commission action with the staff. Commissioner Brown suggested that if the applicant wishes to have the Preservation Board's decision reviewed, they should be given the opportunity. Commissioner Powers noted that an attorney was involved so litigation was likely. Alderman Boyd moved to approve the Resolution, and Commissioner Brown seconded. The following Commissioners present voted to approve by roll call vote: Alderman Boyd, Rich Bradley, Patrick Brown, Denise Peeples, Tracy Boaz. Michael Powers voted against approval and Dave Visintainer abstained from the vote.

The Commission took up item 4, *PDA-009-16-REZ – 1300-22 Hampton – Rezone A/F to F – (CB 4014) – Cheltenham Neighborhood*. Dick Zerega presented the item. Following discussion, Commissioner Powers moved to approve the Resolution, and Alderman Boyd seconded. The following Commissioners present voted to approve by roll call vote: Alderman Boyd, Rich Bradley, Patrick Brown, Denise Peeples, Michael Powers, Tracy Boaz and Dave Visintainer.


The Commission took up item 5, *PDA-010-16-REZ – 7144R Manchester & Western Portion of 7155 Lanham – Rezone J & A to F – (CB 4631) – Ellendale Neighborhood*. Roman Kordal presented the item. Following discussion, Commissioner Brown moved to approve the Resolution, and Alderman Boyd seconded. There was no objection to use of the previous roll, and the item was approved with all voting yes. The possibility of the Planning Commission initiating a rezoning of adjacent parcels to the rezoning site at a future meeting was discussed.

The Commission took up item 6, *PDA-011-16-REZ – 6839 Fyler – Rezone A to F – (CB 4669) – Lindenwood Park Neighborhood*. Dick Zerega presented the item. Following discussion, Commissioner Brown moved to approve the Resolution, and Alderman Boyd seconded. There was no objection to use of the previous roll, and the item was approved with all voting yes.

The Commission took up item 7, *PDA-156-15-RDX – 634 North Grand 353 Redevelopment Area (Covenant Blu/Grand Center Neighborhood) – Chapter 353 Redevelopment Plan (CB 1061)*. Roman Kordal presented the item. Peter Sebeliski from the Lawrence Group presented an overview of the first phase of the project, its prospective tenants and partners. Alderman Boyd asked about the overlap between TIF and tax abatement, as the plan proposes to use tax abatement but the property is in a TIF area. Bill Kuehling, on behalf of the developer, explained that a hotel is notoriously difficult to value so the abatement will make the taxation predictable. The TIF will capture half of the regular tax rate after the first ten years. Commissioner Powers moved to approve the Resolution, and Commissioner Brown seconded. There was no objection to use of the previous roll, and the item was approved with all voting yes.

Chair Visintainer noted that Don Roe was available to discuss the list of items delegated to him for approval with his analysis and recommendations, which were included with the materials provided to the Commissioners.

With no further business before the Commission, Commissioner Brown moved to adjourn the meeting and Commissioner Strauther seconded, and hearing no objection, Chair Visintainer adjourned the meeting at 7:44 PM.



Dave Visintainer, Chair